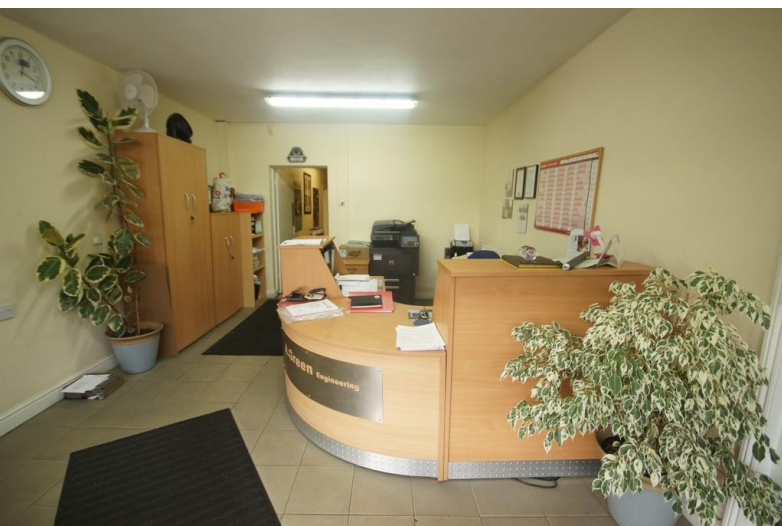




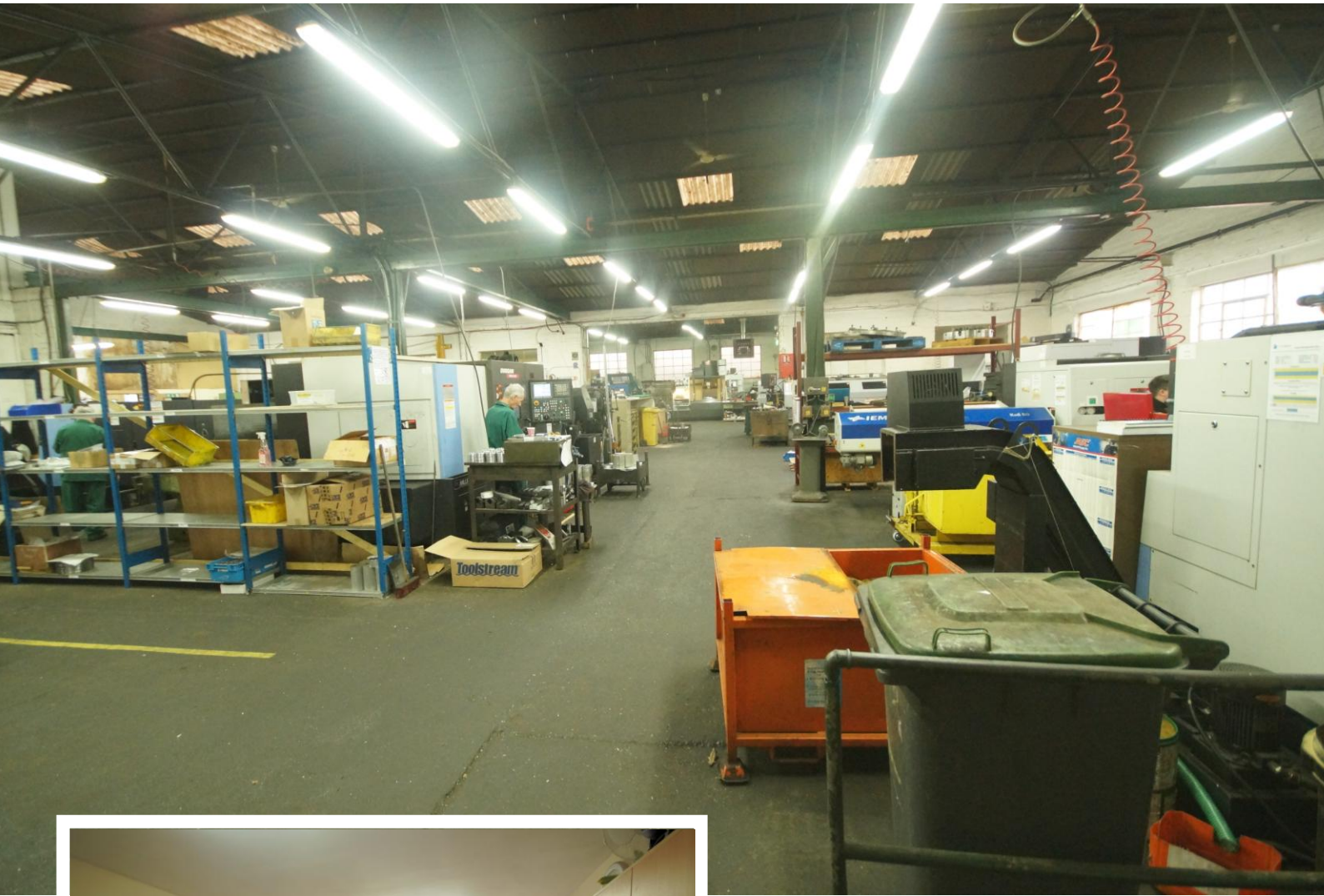
**Unit 3, Whisby Road
Lincoln, LN6 3QT**

Offers In Region Of £650,000

Mundys are pleased to offer to the market FOR SALE this light industrial unit with a trade counter/showroom facilities located on Whisby Road, Lincoln. The property has a total floor area of 1123 sq meters. (12,087 sq. ft.). Suitable for any light industrial use a front section of the building is let on an informal agreement and is generating circa £10,000 per annum.



Unit 3 Whisby Road, Lincoln, LN6 3QT



LOCATION

Located on Whisby Road, Lincoln, set back on a small industrial site. The property is prominently located within Lincoln's primary business district and sits within close proximity of the A46 giving great transport links and sits in between Lincoln City Centre and North Hykeham.

DESCRIPTION

Mundys are pleased to offer to the market FOR SALE this light industrial unit with a trade counter/showroom facilities located on Whisby Road, Lincoln. The property has a total floor area of 1123 sq. meters (12,087 sq. ft.) and having 25 parking spaces and loading bay area.

Suitable for any light industrial use, a front section of the building is let on an informal agreement and is generating circa £10,000 per annum.

ACCOMMODATION

Reception Area (3.7m x 5.7m) - Having reception desk, uPVC double glazed door and window.

Office (3m x 5.7m) - Having radiator and uPVC double glazed window.

Kitchen & W.C (3.6m x 2.5m) - Having worktop, stainless steel sink & W.C facilities.





Retail Area (7.2m x 11.2m) - Having separate access door to the front and uPVC double glazed windows.

Retail Area/Showroom (11.2 x 7 m) - Having separate front access and uPVC double glazed window. This is currently let on an informal agreement achieving circa £10,000 p/a. The current tenant is on a flexible contract so could be issued notice should vacant possession on the whole premises be required

Inspection Room (12m x 5 m)

Compressor Room (8.7m x 7.2 m) - Having stores, boilers and roller shutter door to the front.

W.C's (3.7m x 4.7 m) - Having two cubicles and urinals.

Staff Room (5.9 m x 4.5 m)

Main Factory (30m x 24.5m) - Having steel windows to the side and a roller shutter door giving access into the loading bay.

Store (16.5 x 4.4m) - Having roller shutter door to the front.

Outside the property has secure yard and a loading bay to the side. Located at the front there are 25 allocated parking bays.

SERVICES

All mains services are connected to the property.

EPC RATING – TBC

TENURE

Available for purchases on a freehold basis.

BUSINESS RATES

Rateable Value - £25,750

In the event that full rating liability is required, the current rates payable would be approx. £12,875. (Rate to pound for 2019/20 is 50.4 pence.)

VAT

VAT maybe applicable.

VIEWINGS

Via appointment only through Mundys Commercial on 01522 556088.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





For illustration purposes only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

